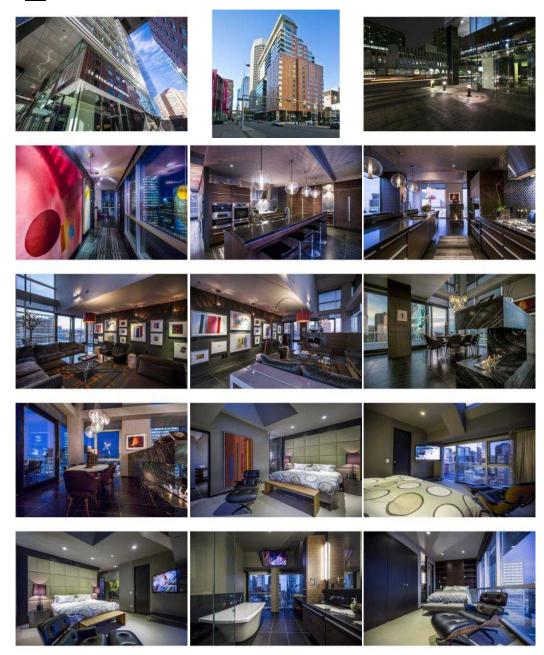


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#2004 108 9 AV SW, Downtown, Calgary, Alberta T2P3H9

\$4,250,000 Listing ID: C3640664



**Property Type** Single Family

Neighbourhood Name

Downtown

**Building Type** Apartment

Condominium/Strata

Storeys

Built in 2009

#### Parking Type

Indoor (1), Indoor (2), Parking Space(s), Underground

Show measurements in Imperial

# Description

Le Germain is an architecturally stunning complex in the heart of downtown, with an enviable selection of amenities, beautifully appointed modern interiors and breathtaking views of Calgary's vibrant skyline. With distinctive Groupe Germain signature architecture this masterpiece is luminous and modern, incorporating glass, natural stone, works of art and creative details all inspired by the city that surrounds it. The unsurpassed first class amenities have the residents reaping the benefits of a world class spa, fitness facility, sauna, 24 hour security, car & pet wash, housekeeping, catering & room service. This 2 storey 3400 sq ft 3 patio penthouse in the sky offers stunning design by Doug Cridland where every room is a masterpiece. This unit can be easily be connected to the one below, resulting in a superb 3 storey dream residence creating one of Calgary's most exciting condos to date. Owner has permission to enclose all 3 parking stalls in the parkade. This is a bespoke residence rarely available.

### Details

**Amenities Nearby** 

Shopping, Schools

Parking Type

Indoor (1), Indoor (2), Parking Space(s), Underground

View

City view, View

Features

Elevator, Balcony

Pool Type

Indoor pool

Maintenance Fees

\$1,800 Monthly

**Utility Type** 

Cable - Available

## Building

Bathrooms (Partial)

ı

Cooling

Central air conditioning

Fireplace

**Style** Attached Bathrooms (Total)

3

Exterior Finish Metal, Wood

Floor Space 2587 sqft Bedrooms - Above Grade

2

Fire Protection

Security guard

**Heating Type**Forced air, Radiant heat

### Rooms

Main level

**Level**Upper Level

Den Living room Kitchen **Dimensions** 4.37 m x 4.60 m

> 2.99 m x 5.28 m 2.06 m x 4.72 m

> 11.00 m x 4.88 m 4.65 m x 5.94 m

### Walk Score®

Walk Score®: Walker's Paradise <u>97</u>

John Hripko CCS CERC
Relocation Specialist™ CERP
Certified Negotiation Expert
e-PRO FRI SRES TRC

Associate

**t** 403-245-4477

Type

Bedroom

Master bedroom

Josh Nelson CCS

Associate

403-245-4477

**ROYAL LEPAGE FOOTHILLS** 

200, 1016 68 AVENUE S.W. CALGARY, AB T2V4J2

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Data provided by : Calgary Real Estate Board

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